



### Minutes – Board of Director's Meeting

5PM – Monday, January 30, 2023 ☀ in Person ☀ Via [ZOOM](#)

1. Call meeting to order at 5:00pm by President J. Rigler. Present via ZOOM: J. Rigler, and Resident: Shirley Houser; In Person: O. Mansfield, C. Schaeffer; J. Arnold; K. Slechta, Residents: Michael and Kathy Mahoney; Guy Huffaker and Epicenter Management - R. Franco.
2. Hearing – Homeowners – No items for discussion
3. Review Minutes & Action Items from December 19, 2022, Board of Directors Meeting – Action items were completed. O. Mansfield made a motion to approve the December's board meeting minutes; K. Slechta seconded. Minutes approved.
4. New Business
  - a. Rail Fencing Repair: Discussion: Put project on hold.
  - b. New Financial Company: Discussion: O. Mansfield provided an update on the two companies she has found. **ACTION ITEM: O. Mansfield to contact vendor to get references. ACTION ITEM: K. Slechta will contact vendor to ask about contract amount what services it includes.**
5. Old Business
  - a. Continuous Violation: Meeting needs to be set up with homeowner and put account in collections. **ACTION ITEM: K. Slechta to follow up with Community Financials.**
  - b. Hot Tub Installation: Application on hold due to account being in arrears and when we get pictures. **ACTION ITEM: Rita to follow up with resident for the pictures.**
6. Treasurer's Report
  - a. Accounts Review
    - i. GENERAL ACCOUNT; ii: RESERVE ACCOUNT: Discussion – K. Slechta provided updates on account statuses and updated the board of accounts in arrears.
    - ii. Annual Meeting – February 26, 2023. K. Slechta has confirmed with the RICC about the meeting. **ACTION ITEM: J. Arnold to discuss appetizers with RICC. ACTION ITEM: Rita to send out email blast to members about the annual meeting and proxy forms.**
  - b. Notes from Community Financials – Notes from Treasurer - Discussion
7. Epicenter Communications
  - a. Letters sent/received: **ACTION ITEM: Letter to resident about trailer and landscaping (bushes and tree).**
8. Committee Reports
  - a. Architectural Committee
    - i. New build application: 32588 Greene Dr.: Application is still active. Waiting for second phase of the application and County Permit.

- ii. New Application: Michael Mahoney – Landscape for new property.  
Application approved.
  - b. Landscape Committee
    - i. No Discussion
  - c. Social Committee
    - i. No Discussion
- 9. Real Estate
  - a. Property for sale: Discussion – Properties have sold.
  - b. Vacant Lots on Riverside Dr.: Discussion – How to put the lots for sale. J. Arnold made a motion to put the lots for sale with one realtor, C. Schaeffer seconded. Motion Passed. **ACTION ITEM: J. Rigler will contact the realtor.**
- 10. Pool
  - a. Pool Reservations – No new requests.
  - b. 2023 contract proposal- Tidal Wave Pool Service Proposal: O. Mansfield has worked with vendor. Tidal Wave is responsive and attentive. **ACTION ITEM: O. Mansfield will let Tidal Wave know the board has accepted their proposal.**
- 11. Wastewater Treatment Plant
  - a. Golf Course/12<sup>th</sup> Fairway improvement– Discussion continues. Resident G. Huffaker provided an update with the two engineering companies they meet with. Both companies can do the job, but Provost and Pritchard knows the history of the WWTP. J. Arnold made a motion to accept Provost and Pritchard’s proposal. O. Mansfield seconded. Motion approved. **ACTION ITEM: K. Slechta to follow up with Provost and Pritchard to let them know the board accepted their proposal.**
  - b. Central Cal Waterworks – All good.
- 12. Gates
  - a. Reports & HOLD OPEN: No HOLD OPEN request
  - b. Main Gate Lighting: With the holidays Ruffa did not follow up with quote.  
**ACTION ITEM: K. Slechta will get quote from Ruffa.**
- 13. Tributary: Annual Meeting, Proxy forms, Board vacancies, and lots for sale.
- 14. Set next regular board meeting – Tuesday, February 21, 2023 at 5pm
- 15. Adjourn – K. Slechta made a motion to adjourn the meeting; O. Mansfield seconded.  
Meeting adjourned at 7:04pm